



Cullin Close, Lincoln



£240,000

- Detached House
- Three Bedrooms
- Garage & Driveway
- NO ONWARD CHAIN
- Modern Kitchen & Bathroom
- GCH & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating D



THREE BEDROOM Detached House located in the sought after area of Brant Road. Perfectly positioned within walking distance of the local shops, schools, doctors and much more. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with **NO ONWARD CHAIN**.

The Accommodation on offer comprises Porch, Entrance Hall, Lounge Diner, Breakfast Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms. Externally to the front of the property there is a driveway for two cars leading to a detached single garage and lawned garden. To the rear of the property there is an enclosed lawned garden and patio area.

Porch 7'11" x 3'0" (2.4m x 0.9m)

With a window to the front aspect and entrance door.

Entrance Hall

With a window to the front aspect, stairs to the first floor and access to the porch.



Lounge/Diner 20'3" x 17'3" (6.2m x 5.3m)

With windows to the front and rear aspects, opening to the kitchen and two radiators.

Kitchen 9'10" x 7'9" (3m x 2.4m)

With a window to the rear aspect, fitted with a range of wall and base units, worktops over, sink with drainer unit, oven and hob with extractor over.

Bathroom 6'10" x 5'0" (2.1m x 1.5m)

With a window to the front aspect, low level WC, wash hand basin and panelled bath with shower over.

Landing

With stairs to the ground floor.

Bedroom One 13'0" x 12'4" (4m x 3.8m)

With a window to the rear aspect, access to storage cupboard and radiator.

Bedroom Two 11'0" x 11'1" (3.4m x 3.4m)

With a window to the rear aspect and radiator.

Bedroom Three 6'2" x 14'5" (1.9m x 4.4m)

With a window to the front aspect, two storage cupboards and radiator.

Outside

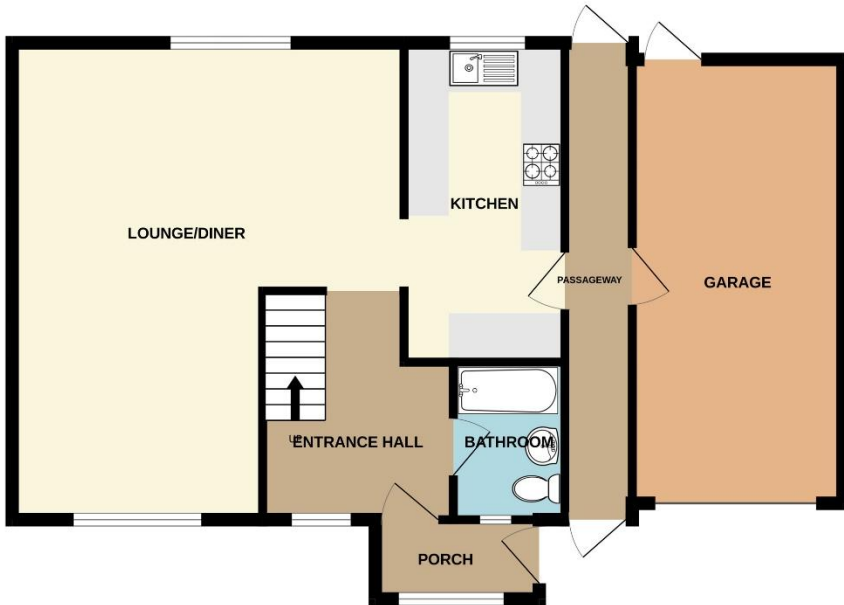
To the front of the property is a garden with lawn, driveway leading to the garage and gate access to the rear garden. To the rear of the property is an enclosed garden mostly laid to lawn and patio.

Agents

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GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



CULLIN CLOSE, LINCOLN, LN5 9AS

TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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